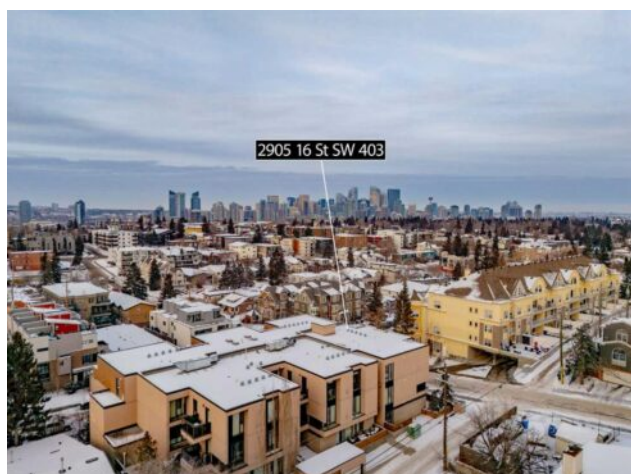


403, 2905 16 Street SW  
Calgary, Alberta

MLS # A2300095



## \$639,900

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,445 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Forced Air

**Water:** -

**Floors:** Ceramic Tile, Hardwood, Other

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 787

**Basement:** -

**LLD:** -

**Exterior:** Stucco

**Zoning:** M-C1

**Foundation:** -

**Utilities:** -

**Features:** Breakfast Bar, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)

**Inclusions:** all window coverings

Penthouse living awaits in this stunning, 3 bedroom, 3 bath home with over 1400sqft of thoughtfully designed living space! The open concept layout has 9 ft ceilings, floor to ceiling windows to bring in plenty of natural light and high end finishings throughout. The chef inspired kitchen features lacquered cabinetry, stainless steel appliances, quartz counters, and a large island with breakfast bar overlooking the dining and living rooms - ideal for entertaining. Step out from the dining room unto the balcony to enjoy the downtown, while your spacious living room is anchored by a striking marble-tiled gas fireplace. The primary bedroom has a 5 piece ensuite and an oversized walk-in closet with built-in organizers. 2 additional bedrooms are well proportioned - one with a walk-in closet - are conveniently located near 2 full bathrooms, perfect for sharing or guests. Insuite laundry and a tiled stall in the underground parkade complete this home. Located within an easy walk to Marda Loop and it's many shops, restaurants and amenities, plus with a quick commute to downtown, this home is not to be missed!